

CHAPTER 15: IMPLEMENTATION

Overview

The Comprehensive Plan provides guidance for growth and development decisions. Planning is an ongoing process; adoption of the Comprehensive Plan should not be viewed as the end of this process. Most of the Plan goals and guidelines can be achieved through existing ordinances and policies; therefore, with the work outlined in Phase 1, the Plan can be implemented in a timely manner upon adoption.

Implementation occurs through many tools:

- Zoning Ordinance
- Subdivision Ordinance
- Erosion and Sediment Control Ordinance
- Utilities Ordinance
- Water and Wastewater Facilities Plan
- Capital Improvement Program
- Revitalization, infill and economic development strategies and plans
- Planning Commission, Board of Supervisors and County Administration Policies
- Partnerships among civic organizations, business councils, special interest groups, citizens and the county government.

The Implementation chapter identifies general steps necessary to carry out the goals and guidelines of the Plan. The guidelines of each chapter will be used in the development of each individual step.

The steps fall into two categories:

- **PHASE 1-** Following adoption of the Plan, Phase 1 steps will be undertaken. These are steps that must be implemented quickly to carry out the Plan's major goals and guidelines such as revitalization efforts.
- **PHASE 2-** These are the steps that will occur over a period of time to refine and enhance existing ordinances and policies. One such example is the current absence of a specific zoning district to accommodate a mixed use development. Until a comprehensive review and amendment of ordinances occur, zoning tools such as conditional use and conditional use planned development allow interim implementation of the Plan until Phase 2 steps are completed. The timeline and priority for undertaking these steps will be determined in Phase 1 the Implementation category in the following chart.

Once the timeline for each step is established, a project scope will be developed for each step. The project scope will include identification of necessary resources to accomplish each step. Some steps may require resources beyond existing levels.

PHASE 1		
Category	General Steps	Timeline from Date of Plan Adoption for Staff Completion of Step
IMPLEMENTATION	<u>PRIORITIZE IMPLEMENTATION.</u> Formulate a broad project scope for each Phase 2 General Step. Board of Supervisors, following recommendation by the Planning Commission, sets priorities and timeframes for each Phase 2 General Step.	9 months
	<u>MONITOR IMPLEMENTATION.</u> Provide report to Planning Commission and Board of Supervisors on status of each General Step.	Monthly
ORDINANCES	<u>BRIDGE THE GAP ORDINANCE AMENDMENTS-PART 1.</u> The existing ordinances refer to Plan areas in the existing Comprehensive Plan that have special development standards, such as Upper Swift Creek or Village areas. Ordinances will be revised to reference these same geographies under new descriptors which will remain in effect until new ordinances are developed and adopted, as deemed necessary through future Special Area Plan efforts.	3 months
	<u>UTILITIES ORDINANCES.</u> Amend ordinances relative to required use of public water and wastewater systems for new developments.	9 months

PHASE 1		
Category	General Steps	Timeline from Date of Plan Adoption for Staff Completion of Step
PLANS	<u>WATER AND WASTEWATER FACILITIES PLAN.</u> Update the <i>Water and Wastewater Facilities Plan</i> to address countywide water and wastewater systems expansion and upgrades. Further, include an analysis of the long term infrastructure improvements necessary to provide wastewater service to the southwestern part of the county should the area designated for Rural Residential/Agricultural and Residential Agricultural uses develop for other uses in the future.	9 months
POLICIES	<u>PUBLIC FACILITIES COORDINATION WITH CAPITAL IMPROVEMENT PROGRAM (CIP).</u> Revise the administrative policy to require as part of the yearly CIP review: <ul style="list-style-type: none"> • A staff analysis as to whether the facilities comply with The Public Facilities Plan chapter. • An annual evaluation of levels of service of each public facility category such as elementary, middle and high schools; parks; libraries; and fire stations. 	3 months
STRATEGIES/STUDIES	<u>REVITALIZATION STRATEGY.</u> <ul style="list-style-type: none"> • Evaluate the organizational administrative structure and establish a structure to address revitalization. 	2 months
	<ul style="list-style-type: none"> • Develop strategies to promote public and private commitments to enhance, restore and maintain the quality and diversity of neighborhoods and business corridors. 	6 months

PHASE 1		
Category	General Steps	Timeline from Date of Plan Adoption for Staff Completion of Step
STRATEGIES/STUDIES (CONTINUED)	<u>PROPERTIES ZONED CONTRARY TO THE RECOMMENDATIONS OF THE LAND USE PLAN CHAPTER.</u> <ul style="list-style-type: none"> Identify properties zoned contrary to the recommendations of the Plan which, if developed under the current zoning, would have major implications on the Plan growth goals and guidelines. 	3 months
	<ul style="list-style-type: none"> Develop policies and ordinances to encourage such property owners to bring zoning into conformity with the Plan. 	9 months

PHASE 2	
Category	General Steps
ORDINANCES	<p><u>BRIDGE THE GAP ORDINANCE AMENDMENTS-PART 2.</u> Amend ordinances by reformatting into user friendly charts and graphics to provide the foundation for the Comprehensive Ordinance Amendments.</p>
	<p><u>COMPREHENSIVE ORDINANCE AMENDMENTS.</u> Amend ordinances to streamline processes, revise existing zoning districts and standards, and establish new zoning districts and standards such as mixed use.</p> <p>Additional revisions should address, where appropriate:</p> <ul style="list-style-type: none"> • Airport overlay zone standards • Open space • Sidewalks • Quality development and design standards • Agri-tourism • Agricultural districts that support continued agricultural and forestry activities and limited non-residential uses • Integration of environmental features in new developments • Industrial uses and standards • Mineral extraction and landfill standards • Historic preservation, adaptive reuse of, and integration of, sites and structures in new developments • Development standards for public facilities and places of worship uses in proximity to residential uses.
	<p><u>WATER QUALITY.</u> Amend ordinances to address:</p> <ul style="list-style-type: none"> • Countywide application of Upper Swift Creek Ordinance standards such as setbacks from resource protection areas, reduction in the amount of impervious areas, and limited clearing in non-resource protection area floodplains • Resource protection areas in open space for new developments • Fertilizer and pesticide runoff from golf courses • Adequate erosion and sediment control devices when removing trees for the purpose of preparing land for future development. This would not impact tree removal associated with timbering or forestry operations.

PHASE 2	
Category	General Steps
ORDINANCES (CONTINUED)	<u>PUBLIC WATER AND WASTEWATER ASSESSMENT DISTRICTS.</u> Evaluate the Assessment District Ordinance to consider other methods of funding the extension of public water and wastewater to aging residential areas developed on private individual wells and wastewater systems and amend if appropriate.

PHASE 2	
Category	General Steps
PLANS	<p><u>SPECIAL AREA PLANS.</u> Amend, update or reaffirm the following Special Area Plans as well as develop other Special Area Plans, as may be identified. Where appropriate, incorporate revitalization efforts in special area plans. With the exception of the Ettrick/Virginia State University (VSU) Study area which will be a new Special Area Plan, the following plans currently exist and are listed in the order in which they were adopted. The order of this list does not imply the priority of reconsideration of these plans.</p> <ul style="list-style-type: none"> • The Jahnke/Chippenham Development Area Plan • The Bon Air Community Plan • The (Northern) Jefferson Davis Corridor Plan • (Eastern) Route 360 Corridor Plan • The Eastern Midlothian Plan • Midlothian Area Community Plan • The Chester Plan • Northern Courthouse Road Community Plan • Ettrick/Virginia State University (VSU) Study Area
	<p><u>REVITALIZATION PLANS-NEIGHBORHOOD ENHANCEMENT AREAS.</u> Develop neighborhood enhancement area plans for those areas identified through the Revitalization Strategy. Where appropriate, incorporate these plans in Special Area Plans.</p>
	<p><u>REVITALIZATION PLANS-SPECIAL FOCUS AND GATEWAYS AREAS.</u> Develop special focus and gateway area plans for the following areas as well as other areas as may be identified. Where appropriate, incorporate these plans in Special Area Plans.</p> <ul style="list-style-type: none"> • Eastern Midlothian Turnpike • Eastern Route 360 Corridor • Meadowdale/Meadowbrook Area • Northern Jefferson Davis Highway Corridor • Ettrick/Virginia State University (VSU)
	<p><u>BICYCLE ACCOMMODATIONS PLAN.</u> Amend the Bikeway Plan to include types and recommended locations of various bike facilities and design guidelines for both on-and-off-road bicycle facilities.</p>

PHASE 2	
Category	General Steps
POLICIES	<u>PUBLIC FACILITIES SITE SELECTION/ACQUISITION.</u> Revise the administrative policy to incorporate recommendations of the Plan.
	<u>REUSE OF PUBLIC FACILITIES AND SITES OR SALE OF SURPLUS COUNTY-OWNED PROPERTIES.</u> Revise the administrative policy to incorporate recommendations of the Plan such as proactive review and evaluation of unused public facilities and sites to determine if reuse for another public facility would be appropriate or if the property should be sold as surplus.
	<u>IMPACTS ON PUBLIC FACILITIES EVALUATION.</u> Revise the administrative methodology for evaluating development proposals' impacts on public facilities in the zoning process to include consideration of the specific proposal along with other approved developments in each service area and their collective impacts on public facilities.
	<u>EROSION AND SEDIMENT CONTROL.</u> Revise existing policies, where appropriate, to ensure that adequate erosion control measures are in place and properly maintained during development.
	<u>OTHER POLICIES.</u> Revise the following policies, as necessary: <ul style="list-style-type: none"> • Substantial Accord for Public Facilities • Infrastructure Financing to include Cash Proffer • Tower Siting • Residential Subdivision Connectivity • Stub Road • Residential Sidewalk.

PHASE 2	
Category	General Steps
STRATEGIES/STUDIES	<p><u>ECONOMIC DEVELOPMENT OPPORTUNITY SITES.</u> Assess the following Economic Development Opportunity Sites as well as other areas as may be identified to determine infrastructure improvements necessary to support development. Identify funding alternatives or other actions to provide infrastructure to enhance the sites. Assessment could include transportation, water and wastewater needs; environmental conditions; and zoning that would impact development.</p> <ul style="list-style-type: none"> • American Tobacco/Keck Site • Ashton Creek Business Center • CenterPointe • James River Industrial Center • Meadowville Technology Park • Roseland • Watkins Centre • Branders Bridge Road Area • Western Route 360/Powhite Extension • Virginia State University/Ettrick Area
	<p><u>LAND CONSERVATION TOOLS.</u> Develop and enhance tools such as the Land Use Program, purchase of development rights (PDR) and open space/conservation easements to encourage protection of environmental features, historic and cultural resources or other important features.</p>
	<p><u>UNDERUTILIZED OR VACANT PROPERTIES.</u> Identify non-residential underutilized or vacant properties and potential economic development opportunities. Develop strategies to encourage private reinvestment.</p>
	<p><u>INFILL DEVELOPMENT.</u> Define and Identify infill areas.</p>
	<p><u>TRANSIT.</u> Identify transit needs and the viability of bus and rail service.</p>
	<p><u>PRIVATE INDIVIDUAL ON-SITE WATER AND WASTEWATER (WELLS, SEPTIC TANKS AND ALTERNATIVE ON-SITE SEPTIC SYSTEMS).</u> Evaluate existing ordinances to determine if standards should be updated based on current technology and if so, amend ordinances appropriately.</p>
	<p><u>AFFORDABLE/WORKFORCE HOUSING.</u> Identify needs for affordable housing. Where such housing is provided, consider architectural requirements for compatibility and integration with market rate units within the same development.</p>

PHASE 2	
Category	General Steps
STRATEGIES/STUDIES (CONTINUED)	<u>HOUSING MAINTENANCE, REHABILITATION AND RENOVATION.</u> Develop tools such as a design manual and identify funding sources to promote housing rehabilitation and renovation in Neighborhood Enhancement, and Special Focus and Gateway Areas.
	<u>TOURISM.</u> Develop strategies to promote sports, recreation, historical, cultural and environmental tourism programs.
	<u>HISTORICAL AND CULTURAL STRATEGY.</u> Develop strategies to promote protection and preservation of significant historical and cultural resources.
	<u>REDUCE WATER DEMANDS.</u> Develop strategies to reduce water consumption.
	<u>VIRGINIA STORMWATER MANAGEMENT PROGRAM.</u> Develop ordinances and policies to ensure compliance with the Program.
EDUCATION	<u>EDUCATIONAL PROGRAMS.</u> Develop educational programs and where appropriate, partner with the community, schools and libraries to educate the public on: <ul style="list-style-type: none"> • Housing maintenance • Water conservation practices • Water resource protection such as daily practices, low impact designs, stream and shoreline erosion • Historical and cultural resources and preservation.
	<u>BEST MANAGEMENT PRACTICES (BMP) TEACHING OPPORTUNITIES IN CONJUNCTION WITH PUBLIC FACILITIES.</u> Develop environmental awareness educational programs where appropriate at public facilities having water quality best management practices.
OTHER	<u>PUBLIC FACILITIES AND LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) GUIDELINES.</u> Amend guidelines as necessary to ensure that where appropriate, facilities are constructed or renovated to be energy efficient and in a manner that meets the county strategic goal of being responsible protectors of the environment.